

CITY OF ANGELS  
PLANNING COMMISSION  
SUMMARY MINUTES

**Regular Meeting of Thursday February 13, 2014  
City Fire House 1404 Vallecito Road  
Angels Camp, California**

**CALL TO ORDER**

The meeting was called to order by Chair Broeder at 6:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Chair Broeder, Vice-Chair Rudolph, Commissioner Behiel and Commissioner Gonzalez

Commissioners Absent: Commissioner Griffin

Staff Present: Planning & Building Director David Hanham

**APPROVAL OF AGENDA**

**MOTION BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER BEHIEL AND CARRIED 4-0 TO APPROVE THE AGENDA AS PRESENTED.**

**APPROVAL OF MINUTES**

**1. Approval of the January 9, 2014 regular meeting minutes.**

Page 1, under Approval of Minutes, under Motion, change "GRIFFING" to "GRIFFIN".

**MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO APPROVE THE JANUARY 9, 2014 REGULAR MEETING MINUTES AS AMENDED.**

**PUBLIC COMMENTS**

**OPENED AT 6:05 P.M.**

**CLOSED AT 6:06 P.M.**

**PUBLIC HEARINGS**

None

## PLANNING COMMISSION MATTERS

### **2. Resolution of Intent - Resolution 2014-01 a resolution to amend Chapter 17.26 Historic Commercial (HC).**

Planning Director Hanham presented the staff report and Resolution 2014-01 a resolution to amend Chapter 17.26 Historic Commercial (HC). The purpose of this amendment is to allow existing single family units to be allowed in the HC zone district. The City Council directed staff to draft language that would allow the use of existing single family residential without being a legal nonconforming use.

**PUBLIC COMMENT OPENED** - 6:15 P.M.

**PUBLIC COMMENT CLOSED** - 6:16 P.M.

The discussion that followed was regarding what changes this amendment would make in the Historic District and what changes this could mean for other zone districts. The commission was concerned with singling out the three parcels that did not face Highway 49, the commission would like to see the residential component be added for all parcels within the zone district. This language could be added to future amendments of other zone districts.

**MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 4-0 TO APPROVE RESOLUTION 2014-01 A RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO TITLE 17.26 HISTORIC COMMERCIAL WITH LANGUAGE CONCERNING THE RESIDENTIAL USES APPLYING TO ALL PARCELS AND THAT COULD BE TRANSFERABLE TO OTHER ZONE DISTRICTS IN THE FUTURE AND NOT LIMITED TO PROPERTIES ALONG HIGHWAY 49.**

### **3. Review of Chapter 17.34 - Permitted Uses & Conditional Use Permits, Land Use Table.**

Planning Director Hanham presented the staff report regarding the background of the Land Use Table and how it will affect the Zoning Ordinances. Planning Director presented the differences in the two Land Use Tables, Draft 4 and Draft 5.

**PUBLIC COMMENT OPENED** - 6:54 P.M.

**PUBLIC COMMENT CLOSED** - 6:55 P.M.

The discussion that followed was concerning the uses that are Conditional Use Permit or Not Permitted at all. There are some disagreements between what uses should be Conditional. Staff has asked the commission to take home the Draft 5 of the Land Use Table and go through to see what changes that they might want to happen on Zone Districts from HC to LC and to email staff with your changes and then staff will compile what everyone wants to bring back to the next meeting.

There were some changes to the text that all commissioners concurred with, and they were as follows:

Under 17.34.010, 3rd line down, after "Zoning Table 17.34.080" and ";these uses are by no means exhaustive and any questions/inquiries for definition(s) should be referred to the City Planning Director".

Under 17.34.010, last line, change "property will" to "property, this will".

Delete the word "All" under 17.34.050, 17.34.060, and 17.34.070.

#### **4. Review of Chapter 17.36 - Business Attraction and Expansion Zone District.**

Planning Director Hanham presented the staff report regarding the creation of Chapter 17.36 - Business Attraction and Expansion Zone District.

The discussion that followed was concerning the lot coverage with parking and landscaping. Staff will bring back some examples of what some parking and landscaping options could look like.

There are some corrections that will be made, i.e. spelling, and sentence structure to Chapter 17.36.

### **COMMITTEE REPORTS**

#### **5. GPI - General Plan Implementation Committee – Planning Director Hanham**

Planning Director Hanham stated that the committee will be looking at starting new items.

#### **6. DAC – Destination Angels Camp Committee - Chair Broeder**

Chair Broeder stated that DAC has implemented the new business improvement program and working on the advisory council luncheon.

### **COMMISSIONER'S REPORTS**

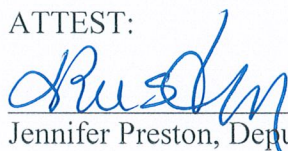
None

### **STAFF REPORTS**

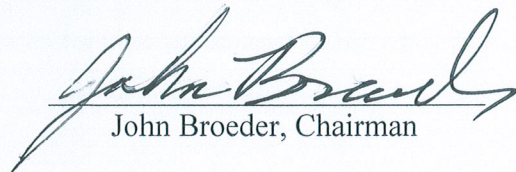
Planning Director Hanham commented on time lines for the Oak Tree Ordinance and informed the commission regarding the Medical Clinics' traffic issues. Staff has sent out proposals and informed the commission that they will be a vital part of the Housing Element Project. Staff updated the commission on the status of the sidewalk project and partnership planning grant with Caltrans.

MEETING WAS ADJOURNED AT 8:45 p.m.

ATTEST:



Jennifer Preston, Deputy City Clerk  
Minutes completed by tape recording

  
John Broeder, Chairman